



SPRING RIDGE COMMUNITY NEWSLETTER FEBRUARY 2025

News From the Master Association

Community Website

If you are not already a member of the community website, please reach out to Management for assistance on signing up. Important information is disseminated via the website. You can also find useful information, including meeting minutes and the community governing documents on the website. Springridgemaster.frontsteps.com.

Community Pride

As a reminder, keeping our community clean and safe is a collective responsibility that we all share. Please be mindful of your neighbors as you drive through the community and go about your daily chores. And remember, *“Caring has the gift of making the ordinary special.” George R. Bach*

Social Club

The Spring Ridge Social Club is open to Spring Ridge Residents ages 50 plus. Membership is only \$7.00/year and all members receive discounted prices on club luncheons/dinners.

The next meeting of the Social Club will be in the Spring Ridge Clubhouse on Wednesday, February 19 at 12 p.m. Please join us for a chicken luncheon, dessert and coffee. Price is \$12 for members, \$15 for non-members. Entertainment by Lori Woodward. Make your reservations by Friday, January 31 by dropping payment off to Olga or Cathy King at the Clubhouse Game Room Tuesday-Friday from 1-3. Payment MUST be made by 1/31 to ensure your reservation so we can plan sufficient food for attendees. New members are always welcome!

SAVE THE DATES!

- March 19 - Corned beef sandwiches
- April 23 - TBD. (NOT the 3rd Wednesday due to Easter)
- May 2 - Wind Creek Casino trip



Holiday Office Closure

The office will be closed on Monday, February 17th for Presidents Day.

Association Office

Mon., Wed., Fri. 8:00 AM - 4:00 PM
Thurs. 10:00 AM - 6:00 PM

Executive Property Management
Office Phone: 908-647-6070

Emergency No. 908-806-3823

February Board Meetings

24 Adams Village	7:00 PM
27 Jackson Village	7:00 PM
13 Jefferson Village	7:15 PM
26 Madison Village	7:15 PM
25 Washington Village	6:00 PM

Manager's Corner



(For EPM-Managed properties)

New Management Hours

Don't forget that the office hours at the clubhouse for EPM-managed properties have changed effective January 1, 2025.

**Monday – Wednesday and Friday,
8am – 4pm
Thursday, 10am – 6pm**

Christmas Tree Disposal (For Condominiums)

You should have discarded your Christmas tree by February 1st by placing it next to the dumpster shed for pickup by the garbage company on the next scheduled day. DO NOT leave trees anywhere else on the common grounds or under your decks.

Holiday Decorations

Do not forget that holiday decorations should have been removed from your deck and front door by February 1, 2025. If you have not already done so, please remove them immediately to avoid being fined.

Recycling Bottles/Cans/Glass

While it is easy to bring your recycling down in a plastic bag and leave it in the blue recycling container, the county asks the Association to ensure their residents empty the recyclables into the blue recycling container and dispose of the plastic bag in the trash dumpster.

Bringing It To The Board

You live in a Condominium Association and might have an excellent idea for the community. You are not on the Board, so what do you do? Attend an Association meeting and present your idea to your Board

of Trustees. A good idea needs a spokesperson, which is you. If you can imagine the concept, and how it will benefit your community, paint that picture in your presentation. Or, if you can, explain how it will profit your community. Give your idea wings and a voice, and see if it can fly. Have a concern, you can also bring that to the Board to discuss.

Fireplace Operations

If you use Duraflame-type fireplace logs in your fireplace, please be sure that you follow the manufacturer's directions on their packaging and use **only** (1) one log at a time, as they burn hotter than regular wood logs.

This is an excellent time to inspect and ensure that your fireplace screen properly opens and closes. Ensuring that your screen is functioning can prevent a potential fire from occurring due to a spark or ember. Hot fireplace ashes should not be disposed of in your trash can or a dumpster, as this will cause a fire. Please wait until the ashes have cooled down before disposing of them.

Welcome, First-Time Buyers

Few events in life are more exciting than buying your first home. We're glad you've chosen us! You're now a member of our community association. We're proud of our Association and trust it will contribute to the quality of your experience in our community. Here are a few tips and information to help you make the most of community association living.

Continued on page 3

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Your Home

There's one crucial difference between renting and owning a home that you need to keep in mind. Unlike renting, your unit and its upkeep belong entirely to you. You're responsible for all maintenance for any part of your home that is used only by you or your family. So, when the faucet leaks, the first person to call is your favorite plumber, not the association manager.

Membership

When you bought your new home, you became a member of our community association. Membership entitles you to attend and observe Open Board meetings and vote in Board elections. You may even want to consider running for a Board seat yourself. Our community thrives because residents volunteer for committee assignments and eagerly stand for board elections. So get involved; we need you.

Changes to Your Home

There may be a time when you wish to replace your windows, replace your front door, doorknocker, or front door handle. The Association may have specific requirements for you to use certain materials and seek approval before completing the work. You should contact the Management office for further information before you start such a project. Simply put, if you wish to replace anything that can be seen from the exterior of your home, you should contact Management.

Common Elements and Assessments

The community has several common areas, such as the grounds and the maintenance to keep them attractive and enjoyable. The Association shares these areas and the expenses

for which you pay your monthly assessments.

Community Rules and Regulations

Because many residents share the common areas, the Association must have regulations so that everyone can enjoy the community. The former buyer should have provided you with the information when you purchased your home. If you don't have a copy of the community rules, please call the Management office.

Please contact your manager for more information, or if you have questions about the Association in which you live.





JANNA HODGE, LPC

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Village News

Madison Village

Annual Election Meeting

The Madison Village Annual Election Meeting will take place on Wednesday, March 26, 2025 at 7:15pm. Please expect to receive the first election notice soon. Should you wish to run for election, please complete the Nomination Form and return it to the Clubhouse by the deadline indicated on the form. Please include a resume with your submission.

Monthly Dues

If you have not already done so, please remember to make the necessary adjustments to ensure your monthly HOA fee includes the 2025 increase. If you are unsure of what that is, please reach out to Management.

Dumpster Enclosures

Please ensure, once you have disposed of your trash and/or recycling, the dumpster doors have been closed properly to avoid wildlife from entering the enclosure. Also, please be respectful of your fellow residents and place your trash in the dumpster and not in the recycling buckets, or on top of the dumpster. Cardboard boxes are to be broken down prior to placing in the recycling enclosures.

Parking

Management has received several complaints related to residents not using their garages. Residents with garages should be parking their vehicle in the garage. If you have more than one (1) vehicle, the second vehicle should be parked in front of the garage. Parking is limited in some courtyards. Please use your garage and the space in front to allow guests to use the visitor's parking spaces. Please inform your guests **not** to park in spaces with a reserved sign. These spaces are assigned to residents who do not have a

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garage. Only one vehicle should be parked in front of the garage.

Snow Bays

Please remember, when snow is in the forecast we ask that you do not park your vehicle in the designated snow bay spaces in each courtyard.

Water Consumption

The level of water consumption in some of our buildings is higher than normal. Please inspect all of your faucets, hoses, toilets, etc. to ensure you have no active leaks. Even the smallest continuous drip can add up quickly.

Washington Village

Monthly Dues

If you have not already done so, please remember to make the necessary adjustments to ensure your monthly HOA fee includes the 2025 increase. If you are unsure of what that is, please reach out to Management.

Garage Doors

Please keep garage doors closed when not in use. For those residents who do not have a garage door opener, your door should also be kept locked when not in use.

Dumpster Enclosures

Management has received several complaints regarding the lack of proper recycling and trash in the recycling bins. Please be respectful of your fellow residents and place your trash in the dumpster and not in the recycling buckets, or on top of the dumpster. Please break down your boxes and place them on the recycling shelves. We appreciate your cooperation!

Snow Bays

As a reminder, when snow is in the forecast we ask that you do not park your vehicle in the designated snow bay spaces in each of the courtyards.

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Barbara Kukura
Broker Associate
Spring Ridge Resident
Cell: 908-917-2132
Bkukura@aol.com



RESIDENTIAL BROKERAGE

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Warren, NJ 07059
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Jefferson Village

Association Website

The Association's website contains information such as Association policies, regulations, forms, meeting minutes, and other documents. Below is the website address. Please contact the Management office if you have not registered and activated your account.

jefferson.frontsteps.com

Ice Melt

We would like to remind residents not to place ice melt on the hallway carpets. Ice melt/calcium chloride should only be spread on the sidewalk, asphalt, and entrance stairs. When the calcium chloride gets wet, it will stick to the carpet and becomes hard for the cleaning company to remove. The Association has also asked the landscaper to ensure the men do not place any ice melt or calcium chloride on the carpets.

Plastic Bags Being Placed In Recycling Containers

The Jefferson Village Association is asking its residents:

PLEASE DO NOT PLACE PLASTIC BAGS IN THE BLUE RECYCLING BINS!

Instead, empty out the plastic bags, and place the plastic bags in the trash.

Have you ever read the writing on the blue bins? The last line clearly states NO PLASTIC BAGS!



Have you ever read the Somerset County recycling mailer?

Have you ever checked out the Recycle Coach to see how to recycle for Somerset County? www.co.somerset.nj.us/recycle-coach



The app says, **Don't put plastic bags into your recycling container.**

Let's make the Somerset County recycling crew appreciate what Jefferson Village does! Thank you!

Open Meeting Minutes

If you want to know what is occurring during the Open Association meetings, check out the meeting minutes on the Jefferson Village website. The draft minutes of the prior meeting are posted approximately a week before the next meeting.

Orange Cones

Certain sidewalks near the garages ice up during the winter season. The Association is sometimes unaware of these conditions until the following day or when a resident informs the office. Should a resident observe an area of concern, a cone should be placed in the area to warn other residents. The resident should contact the clubhouse during the next business day, informing the Association of the concern so it may be addressed if possible.

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Snow Removal from Decks

While we haven't experienced much snow this season, please remember that residents are responsible for removing any snow and ice from their decks. Failing to do so may result in melting snow penetrating the building exterior and damaging the ceiling of the first-floor unit. If you are a resident living out of the state during the winter, please make arrangements with a neighbor, contractor or someone to clear your deck of snow and ice. Your neighbors are asking for your help.

The Association wants to remind residents not to use metal snow shovels when removing snow from their decks. Metal shovels can damage the Duradek surface, allowing water to penetrate the plywood sheathing, causing it to rot. Please be advised that the repair expense will be the homeowner's responsibility if this happens.

Snowstorm Clearing Procedure

When a snowstorm is predicted, please park your vehicle inside your garage or in the visitor parking area as space permits. This will allow the snow removal contractor to remove snow from in front of the garage doors first. Once those areas have been cleared, please arrange to relocate your vehicle in front of your garage door so the guest parking areas may be cleared.

Basement Exterior Hallway Doors Operation

Please remember that the door will slam shut with a thunderous bang if you just let go of the door handle. Please use the door handle or hold onto the door while closing the door. Your neighbors will appreciate it.



Package Delivery Services

If you have a delivery, make sure you indicate to the delivery company that the package should be left at your front door. If you find the driver left the package at the garage, you should contact the delivery company to file a complaint.


Jackson Village

Have you returned your 2025 registration and directory form to management? The form was due January 31, 2025. If you have not done so already, please do so immediately to avoid fines being assessed to your monthly maintenance account. It is essential that we get these back in a timely manner as we will be relying on the information contained in them for future parking enforcement. Please stay tuned to upcoming changes.

If you currently rent out your unit, it is important that you contact Management and provide the lease information. In addition, as a landlord unit owner, please ensure that all information regarding the community, the rules and reminders are shared with your tenants.

Since it is still February let us get back to some winter reminders: During snow removal, please make every effort to move vehicles from in front of the garages and the common parking areas to ensure that all snow is removed expeditiously. We have been made aware that many residents are not moving their vehicles. It is imperative that they are moved in

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a timely manner to assist with the snow removal process. Refreezing can occur so please take extra care when walking outdoors. Buckets with ice melt are in the hallway of each building. Please feel free to utilize the ice melt as needed for any icy patches that may form on our sidewalks. Lastly, keep the thermostat no lower than 60 degrees when you are not at home to prevent the pipes from freezing. Open vanity or cabinet doors so warm air can reach the pipes under the sinks. Turn off the water in your unit before leaving for an extended period of time.

SHHHH you are being too loud. Community living means understanding that you are surrounded by neighbors trying to have peaceful enjoyment of their units. Please make sure that you make every effort to be courteous and keep noise levels at a minimum. This includes both within your unit as well as in the common areas. The courtyards carry your voice easily and create echoes. Thus, please be mindful when carrying on conversations outside on your phone or with other neighbors.

Please be advised that all Corner Property Management offices will be closed on Monday, February 17, 2025 in observance of President's Day. In the event of an emergency, please call 844-479-2767.

The next Board Meeting is scheduled for Wednesday, February 27, 2025, at 7:00 P.M and will be a zoom meeting.

Van Buren Village

Memorialized Board Member roles in the January 15, 2025 Open Board Meeting are as follows: Tom Adams – Board President, Virginia Kisling (re-elected 11/2024) Vice President, MaryKay Siccone (re-elected 11/2024) Secretary, Kim Nixon (elected 11/2024) Treasurer, and Kathy Lucy (elected 11/2024) Trustee. To download & review the ALL approved Open Board Meeting Minutes and the 2024 Draft Annual Meeting & Election Minutes, visit the Resident Portal at <https://vanburenvillage.connectresident.com/>

While the Board continues to meet monthly executively, the next scheduled Open Board Meeting will be held July 16, 2025. If you need to communicate directly with/to the Board, please send Management a formal letter of request with that need stated clearly (via email is fine). The Board will then consider the matter, and Management will follow up with you. Please email sasha.blanchette@fsresidential.com. By mail: Van Buren Village, 150 Spring Valley Blvd., Basking Ridge, NJ 07920

As a reminder: 2025 Van Buren Village monthly fees are \$400.00. You can also find the 2025 Budget on the Resident Portal at: <https://vanburenvillage.connectresident.com/>

This is very important for the snow we may see this winter:

Ice Melt Buckets: Please utilize your lower-landing stairwell ice melt buckets if you feel a walking surface is unsafe. Those ice melt buckets have been provided for you to utilize for your safety. Please be cautious and protect yourself. The Association makes their best effort to clear and remove snow and ice through contracted vendors, but sometimes after melting/refreezing – additional personal safety measures are needed – please use the ice melt buckets provided.

Residents who own two vehicles or less are required to park a car inside the garage or in the space in front of their garage door. If you own more than two vehicles, you should utilize your garage and driveway before using any guest parking spaces. This leaves the guest parking available for guests. If you do not have a garage, please use your reserved parking space.

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References & Insured



Continued from page 8

Van Buren Village has limited guest/visitor parking which is usually full during “peak at-home” hours and weekends. Due to a lack of guest parking made available by Residents: Management, authorized by the Board - will enforce the Van Buren Village Fine Resolution & Parking Resolution/Governing Documents, and will assess a \$75 first fine to any Resident NOT utilizing their garage and/or the space in front of it for parking. Additionally, at no time are Residents or their guests permitted to park in front of a garage or in an assigned parking space, not associated with their own Condominium.

Please familiarize yourself with our Governing Documents, Amendments, and Resolutions if you have not done so already. Landlords – please share the Van Buren Village Rules & Guidelines with your Tenants that are in our Governing Documents. All Governing Documents can be found on the Resident Portal: <https://vanburenvillage.connectresident.com/>

Please be mindful always of how you are disposing of your trash and recyclable items – Somerset County Recycling Guidelines are posted on each dumpster shed. Please flatten and break down cardboard. Please make sure your trash is disposed of IN the dumpster, not on the ground. PLEASE MAKE SURE YOU CLOSE THE DUMPSTER SHED DOORS - securely - and make sure they latch closed. We want to avoid damage from animals and weather conditions. Please report broken latches and/or doors needing repair to Management OR you can make your own Common Area Work order on the Resident Portal: <https://vanburenvillage.connectresident.com/>

Quiet Hours – Peaceful Enjoyment: Home renovations, vacuuming, running the dishwasher and laundry machinery - should be done during the hours of 9am-9pm in consideration of others living near you. Everyday noise can affect others. Please be mindful of your neighbors’ right to “peaceful enjoyment,” during late-night/early-morning hours.

Van Buren Village Management Office hours (in the Spring Ridge Clubhouse) are Tuesday-Thursday 8:30am-4:30pm. Should you have any emergent Management needs, between the hours of 5:00pm - 8:30am, on weekends or on holidays when Management Offices are closed, please call the 24/7 FirstService Customer Care Center at 1-800-870-0010.



Adams Village

The next Open Board Meeting will be February 24, 2025 – you will receive a mass email with meeting details as the date approaches. Approved Open Board Meeting Minutes are available for download at <https://adamsvillagecondominium.connectresident.com/>

Currently, the Board is looking to appoint a Homeowner in good standing for the one open Board seat remaining after the election held in November 2024. Being a Board member is a multifaceted position, which can be both a rewarding and satisfying experience. Volunteering your time, knowledge

and skills as a Board member is beneficial to the well-being of your Association. A position on the Board offers a unique opportunity to have a real effect on the decision-making process as it impacts your community, your home and your investment. The time and commitment that is required is your attendance at most scheduled Board meetings and any other special meetings that may be deemed necessary by the Board. Access to a computer and e-mail is also preferred, as most of the business of the Association is conducted via e-mail. If you are interested in being a Board Member, please contact Management by email at sasha.blanchette@fsresidential.com or call 732-430-7175.

As a reminder - Monthly Fees for 2025 are \$383.00. For reference, you can find the 2025 Budget on the Resident Portal at: <https://adamsvillagecondominium.connectresident.com/>

Ice Melt Buckets: Please utilize your lower-landing stairwell ice melt buckets if you feel a walking surface is unsafe. Those ice melt buckets have been provided for you to utilize for your safety. Please be cautious and protect yourself. The Association makes their best effort to clear and remove snow and ice through contracted vendors, but sometimes after melting/refreezing – additional personal safety measures are needed – please use the ice melt buckets provided.

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2025 Chimney Inspections and Dryer Vent Cleanings: Homeowner maintenance responsibility per Association Governing Documents. By State and Township Condo law/ ordinance – every other year this preventative maintenance is mandatory for fire safety. Certified receipts of satisfactory maintenance service by a licensed vendor of your choice are due by April 30, 2025. Due to a lack of receipts received in 2023 and 2024: ALL Condominium units in Adams Village must comply in 2025.

If repairs are required to the Dryer Vent or to the Chimney, a certification stating that repairs have been made, and the systems are safe to use is due to Management within 30 days of identifying the need.

Not completing this Homeowner required maintenance by April 30, 2025, will cause you to be in violation of the Adams Village Resolution and you will be subject to fine(s) on your account until you become in compliance. ALL Governing Documents & Resolutions can be requested from Management and/or can be found on the Resident Portal by visiting: <https://adamsvillagecondominium.connectresident.com/>

Lights and Light Poles: If you need a light bulb changed or see a pole light out in Association Common Area(s) – please contact Management. We are working diligently to make sure all Building & Community lighting is functioning properly for your safety.

Parking: Residents who own two vehicles or less are asked to park a car inside the garage or in the space

in front of their garage door. If it is snowy weather, one car stays in your garage and you should utilize visitor parking for your second car, so your driveway will be cleared by the plows. In non-snowy weather: If you own more than two vehicles, you should utilize your garage and driveway before using any guest parking spaces. This leaves the guest parking available for guests. If you do not have a garage, please use your reserved parking space. Additionally, at no time are Residents or their guests permitted to park in front of a garage or in an assigned space, not associated with their own Condominium.

Are you moving in or out? Outdoor portable storage bins/units such as Uhaul, PackRat, PODS and the like – you must request permission first through Management before having your portable storage unit placed in the parking lot(s).

Please be mindful of how you are disposing of your trash and recyclable items. Management receives emails almost daily about the “mess” created in the dumpster sheds. Please flatten and break down cardboard. Plastic, glass bottles, metal, and cans should be placed in the blue recycle bins and paper should be in paper bags and placed on the shelf. Shredded paper should be placed in either see through or clearly marked plastic bags and placed on the recycling shelf. Please make sure your trash is disposed of IN the dumpster, not on the ground. Lastly, to avoid damage from animals and weather conditions - please make sure you treat the dumpster doors kindly. Please be sure to close them securely and make sure they latch properly. Please report broken latches and/or doors needing repair to Management OR you can make your own Common Area Work order on the Resident Portal: <https://adamsvillagecondominium.connectresident.com/>

Electric Vehicles: While permitted to own and keep an electric car – Adams Village does not allow charging your EV in your garage. Garage electricity is NOT tied into your unit’s electricity, and the garage electrical outlets cannot handle the charging load needed. This is a fire safety hazard and strictly prohibited.

Quiet Hours – Peaceful Enjoyment: Home renovations, vacuuming, running the dishwasher and laundry machinery - should be done during the hours of 9am-9pm in consideration of others living near you. Everyday noise can affect others. Please be mindful of your neighbors’ right to “peaceful enjoyment,” during late-night/early-morning hours.

Adams Village Management Office hours (in the Spring Ridge Clubhouse) are Tuesday-Thursday 8:30am-4:30pm. Should you have any emergent Management needs, between the hours of 5:00pm - 8:30am, on weekends or on holidays when Management Offices are closed, please call the 24/7 FirstService Customer Care Center at 1-800-870-0010.

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To place a business ad, please call The Newsletter Shoppe (908) 903-0336 or email hilariej@optonline.net



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Single-Family/Duplex

Annual Election

The Single Family/Duplex Annual Election Meeting will occur on March 4, 2025, at 7:30 PM and will be a virtual meeting. If you cannot attend the Annual Election Meeting, please submit your Proxy/Absentee Ballot to the Management Office by the deadline. If you do not receive the election mailing by February 15th, please contact the Management Office at 908-647-6070.

Holiday Decorations

We want to take this time to remind all residents that winter exterior holiday decorations should have been removed by January 31st. If you have not done so, please make sure to remove your holiday decorations and lights from the exterior of your unit.

Single-Family/Duplex Representative Email and Single-family/Duplex Website

The email for your representative is single.duplex@gmail.com. Following the elections, any new representative will continue to use this same email address. You can obtain information from the Single-Family/Duplex website 24-hours a day at singlefamilyduplexes.frontsteps.com. You will have to register for the website to access the information.

Snow Parking Ordinance

The Single-Family/Duplex homeowners ask that the Condominium residents living in Jackson and Van Buren Village follow the Township's Ordinance #2348 regarding snow events. During a snow event, no cars may be parked on Alexandria Way. There should be ample parking spaces for residents to utilize within the Villages. The Single-Family/Duplex homeowners ask for the cooperation of the Condominium residents.

Changes To Your Property

Until further notice, any changes that a homeowner is planning to make that can be seen from the exterior of their home or changes to the exterior of their property require a property modification form submittal and approval from the Association.

Association Specifications

Awnings

You must submit a property modification form to the Association seeking approval.

- Placement- Rear of the house and should be nine feet above the threshold of the sliding door.
- Minimum Size- Same size as concrete patio/slab with 7' ft projection
- Valance Style- Scallop "E" standard
- Single Family & Hamilton Duplex Units- Maximum size 24' ft wide with 13' ft projection.

- Greenbrier Duplex-, Maximum size 22.5' ft wide with 13' ft projection

Awning Colors-

- White Homes- Style # 4806, Forest green with Natural (6) bar strips
- Beige Homes- Style #5760, Beige with White (6) bar strips
- <https://majesticawning.com>

Construction Guidelines

- Construction activities should not disturb neighboring homes and conform to township noise ordinances.
- Bernards Township Noise Ordinance states the following. No sawing, hammering, or other noisy construction permitted before 8:00 AM and after 5:00 PM on weekdays and before 10:00 AM or after 5:00 PM on weekends and holidays.

Exterior Carriage Light Fixtures

- As of October 2009, the only approved light fixture color is black. Homes that currently have brass fixtures will not be required to replace their fixtures; however, should the fixture have to be replaced, it will have to be replaced with the approved model in black, Quoizel #NY8316K.



THE FORMISANO TEAM

Market Update

SOLD IN SPRING RIDGE FOR 2024

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
172 POTOMAC DR	\$249,000	4	1	1.0	\$310,000
49 POTOMAC DR	\$264,990	4	1	1.0	\$285,000
96 JAMESTOWN RD	\$289,900	4	1	1.0	\$318,000
137 POTOMAC DR	\$295,000	4	1	1.0	\$327,000
237 POTOMAC DR	\$299,900	5	1	1.0	\$295,000
343 POTOMAC DR	\$299,900	4	1	1.0	\$336,000
140 JAMESTOWN RD	\$299,999	4	1	1.0	\$347,000
153 POTOMAC DRIVE	\$310,000	4	1	1.0	\$315,000
47 ALEXANDRIA WAY	\$340,000	5	1	1.0	\$360,000
189 ALEXANDRIA WAY	\$349,000	4	1	1.0	\$350,000
71 COMMONWEALTH DR	\$350,000	5	1	1.0	\$380,000
387 POTOMAC DR	\$354,500	5	2	1.0	\$340,500
108 ALEXANDRIA WAY	\$359,000	5	2	2.0	\$407,000
319 POTOMAC DR	\$365,000	6	2	1.0	\$380,000
212 ALEXANDRIA WAY	\$365,000	5	1	1.0	\$381,000
51 JAMESTOWN RD	\$365,000	5	2	1.0	\$404,500
21 COMMONWEALTH DR	\$369,900	5	2	1.0	\$380,000
169 ALEXANDRIA WAY	\$369,900	5	2	1.0	\$359,000
29 COMMONWEALTH DR	\$369,900	5	2	1.0	\$406,000
38 JAMESTOWN RD	\$372,000	5	2	2.0	\$405,000
154 JAMESTOWN RD	\$389,000	5	2	2.0	\$420,000
388 POTOMAC DR	\$399,000	6	2	2.0	\$445,000
36 POTOMAC DR	\$399,000	5	2	2.0	\$420,000
41 POTOMAC DR	\$399,000	5	2	2.0	\$450,000
71 JAMESTOWN RD	\$349,900	5	2	1.0	\$360,000
184 ALEXANDRIA WAY	\$399,000	5	2	2.0	\$452,000
118 SMITHFIELD CT	\$399,950	5	2	2.0	\$411,000
64 ALEXANDRIA WAY	\$399,999	5	2	2.0	\$450,000
113 SMITHFIELD CT	\$400,000	5	2	1.0	\$385,000
82 SMITHFIELD CT	\$405,000	6	2	2.0	\$445,000
20 COMMONWEALTH DR	\$405,000	5	2	2.0	\$466,000
220 POTOMAC DR	\$409,000	5	2	2.0	\$455,000
46 COMMONWEALTH DR	\$409,000	5	2	2.0	\$415,000
356 POTOMAC DR	\$410,000	6	2	1.0	\$425,000
277 POTOMAC DR	\$419,000	6	2	2.0	\$441,000
306 ALEXANDRIA WAY	\$749,000	12	3	2.1	\$771,000

** Source GSMLS. Sold information deemed reliable but not guaranteed. If your home is currently on the market this is not a solicitation. Not all properties shown were listed and sold by Keller Williams Towne Square Realty.



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Team Alma & Irina

Your Spring Ridge Marketing Specialists!

JUST SOLD at SPRING RIDGE in December 2024*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
196 Jamestown Rd	2	2	\$400,000	\$425,000	12/02/24
184 Alexandria Way	2	2	\$399,000	\$452,000	12/09/24
51 Jamestown Rd	2	1	\$365,000	\$404,500	12/10/24
189 Alexandria Way	1	1	\$349,000	\$350,000	12/13/24
356 Potomac Dr	2	1	\$410,000	\$425,000	12/23/24
47 Alexandria Way	2	1	\$340,000	\$360,000	12/27/24

* Source GSMLS. Sold information deemed reliable but not guaranteed



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Basking Ridge, NJ 07920
908-766-7500

February 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 1:00 PM Knitting	4 1:00 PM Cards & Games	5 1:00 PM Mahjong	6 1:00 PM Rummikub	7 1:00 PM Bingo	8
9	10 1:00 PM Knitting 7:15 PM Jefferson Mtg.	11 1:00 PM Cards & Games	12 1:00 PM Mahjong	13 1:00 PM Rummikub	14 March Newsletter Deadline 1:00 PM Bingo	15
16	17 President's Day <i>Office Closed</i>	18 1:00 PM Cards & Games	19 12:00 PM Social Club 1:00 PM Mahjong	20 1:00 PM Rummikub	21 1:00 PM Bingo	22
23	24 1:00 PM Knitting 7:00 PM Adams Mtg.	25 1:00 PM Cards & Games 6:00 PM Washington Mtg.	26 1:00 PM Mahjong 7:15 PM Madison Mtg.	27 1:00 PM Rummikub 7:00 PM Jackson Mtg.	28 1:00 PM Bingo	